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WHY PANAMA?

One of the strongest and most stable economies in Latin America.

- **Proven economic growth**
GDP +4.2% in 2025, with a sustained trajectory even in a complex global environment.
- **Dollarized economy (USD)**
No currency risk · Ease of receiving income and repatriating capital.
- **Solid and profitable Panama Canal**
Record revenues in 2025: B/. 5.705 billion, approximately 14.4% above fiscal year 2024.
- **Sectors sustaining stable income**
Logistics, tourism, banking, and real estate drive employment and real estate demand.
- **Real and diversified real estate demand**
Residents, executives, retirees, and regional and global investors.
- **Legal certainty and private property protection**
Foreigners enjoy the same property ownership rights as nationals.
- **Infrastructure and international connectivity**
A key air and maritime hub in the Americas, ideal for residence and investment.
- **Quality of life as a wealth asset**
High-level private healthcare system, modern services, and a stable environment.



EXPERIENCE AND SECURITY FROM EMPRESAS BERN

Panama's #1 real estate developer and construction company

+47 years of experience

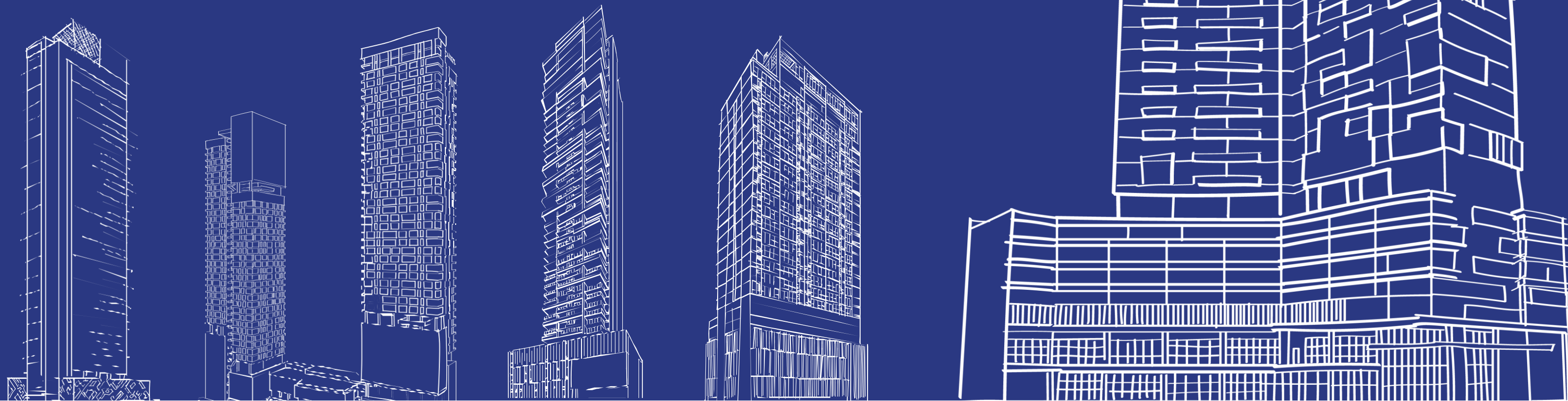
+8,000 delivered units

+160 completed projects

+2,000 hotel rooms under Bern Hotels & Resorts

+35 years in the hospitality and tourism industry

+15 years of experience managing real estate units



COSTA DEL ESTE, PANAMA:

Premium location for investment

- **Exclusive, master-planned area:** Modern development with world-class infrastructure.
- **Strategic connectivity:** 10 minutes from the city center and 15 minutes from Tocumen International Airport.
- **Quality of life:** Large parks, bike lanes, green areas, and ocean views.
- **Comfort and convenience:** Shopping centers, supermarkets, top-tier restaurants, and first-class hospitals.
- **Growing demand:** Ideal for expatriates, families, and executives.
- **Executive district:** Area where the main multinational corporations headquartered in Panama are located.



Tocumen International Airport

15 minutes

10 minutes

Downtown Panama City



YOUR NEIGHBORHOOD, COSTA DEL ESTE

Scan to know more:



Riba Smith supermarket

Scotiabank

Banco General (bank)

99 Supermarket

Rey Supermarket

Pacífica Salud Hospital

Town Center Mall

Felipe Motta park

Academia Internacional de Panamá

Paseo del Mar

Banistmo (bank)

Global Bank

Panama Bay

OASIS LEVEL - LEVEL 4400

Gym
Wellness Center
Exterior terraces

SKY LEVEL - LEVEL 4300

Pool
Sky Bar
Roof top

STANDARD CONDO SUITES LEVELS 1200 - 4200

INDEPENDENT LIVING LEVELS 600 - 1000

Medical care upon request
Lab tests
General check-ups
Overseeing of everyday activities

BLUE LEVEL - NIVEL 500 - 550

Infinity pool with modern cabins
Sun Deck
Meet & Greet Lounge and terrace
Open air theatre
Game room

Jogging track
BBQ área
Multipurpose salon
Co-Working Lounge

GENERATION PLAZA – GROUND FLOOR & MEZZANINE



GENERATION PLAZA

Located in the tower's lower levels, Generation Plaza is an urban hub open for retail shops, restaurants, convenience stores and office suites.

Ground floor

Commerical spaces from 1,388 sq. ft. to 2,131 sq. ft.

Mezzanine

Commercial spaces from 1,184 sq. ft. to 2,335 sq. ft.



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BLUE LEVEL



INFINITY POOL



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BLUE LEVEL



CABINS

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BLUE LEVEL



TERRACE



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BLUE LEVEL

THEATRE

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BLUE LEVEL



JOGGING TRACK AND TERRACE

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BLUE LEVEL



LOUNGE

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BLUE LEVEL



LOUNGE

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CO-WORKING LEVEL



CO-WORKING

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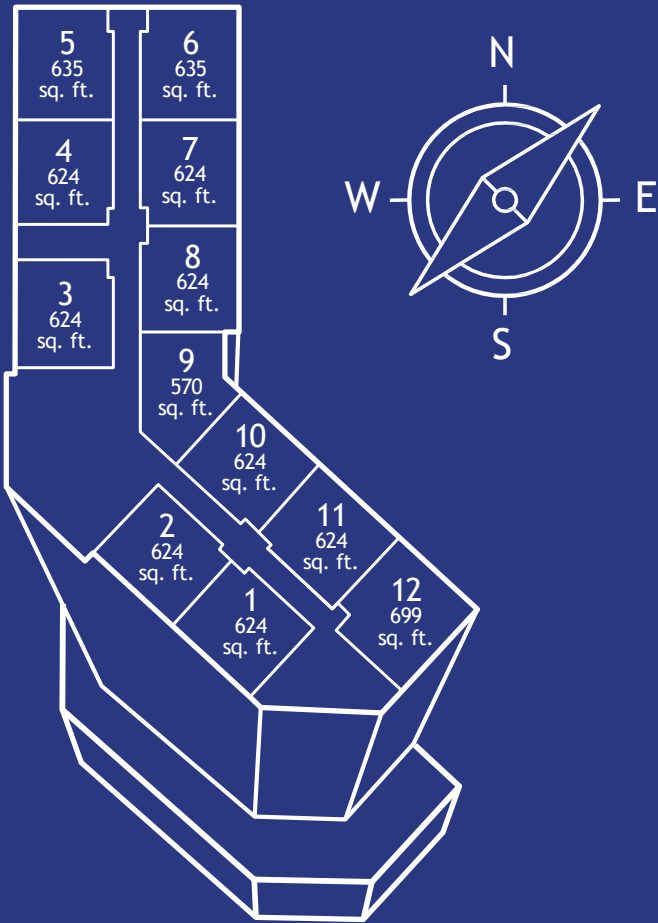
CONDO SUITES:

Design and function in every detail

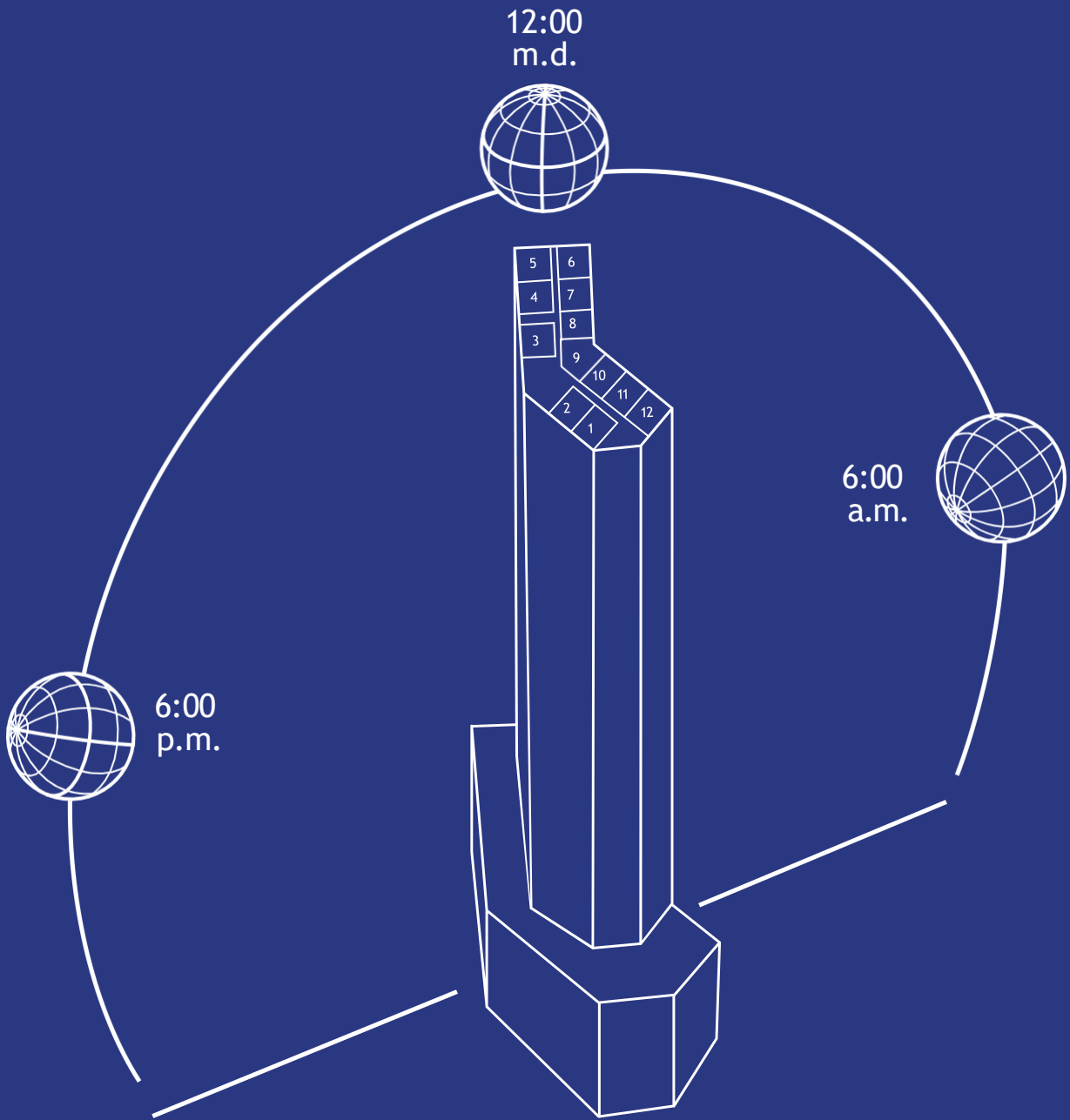
- **Optimized spaces:** Modern and efficient designs for an urban lifestyle.
- **Furnished units with appliances included.**
- **Investment flexibility:** Ideal options for short and long term rentals.
- **High quality finishes:** Elegant and lasting materials that guarantee long-term value.

SOLAR DIAGRAM

Proyection towards
Town Center



Proyection towards
Paseo del Mar



1	624 sq. ft.
2	624 sq. ft.
3	624 sq. ft.
4	624 sq. ft.
5	635 sq. ft.
6	635 sq. ft.
7	624 sq. ft.
8	624 sq. ft.
9	570 sq. ft.
10	624 sq. ft.
11	624 sq. ft.
12	699 sq. ft.

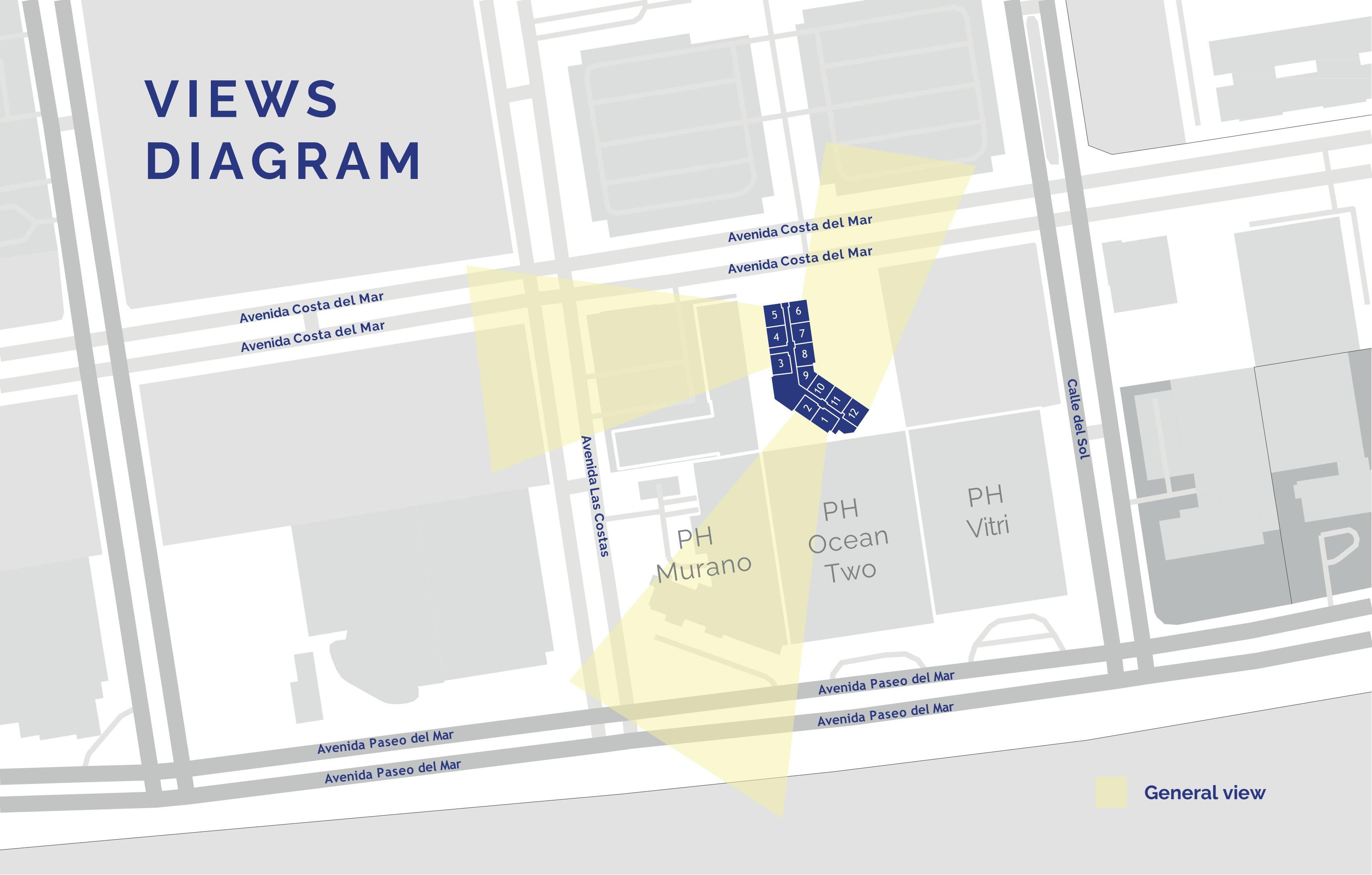


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VIEWS DIAGRAM



INDEPENDENT LIVING

An exclusive concept from Empresas Bern, designed to offer a space that meets guests' needs.

Includes services like:

- Sample taking
- Lab tests
- General check-ups
- Overseeing of everyday activities.



CONDO SUITE 4

INDEPENDENT LIVING



FURNITURE INCLUDED:



Dining table
with 4 seats



Coffee table



Armchair



3 seat sofa



Queen bed



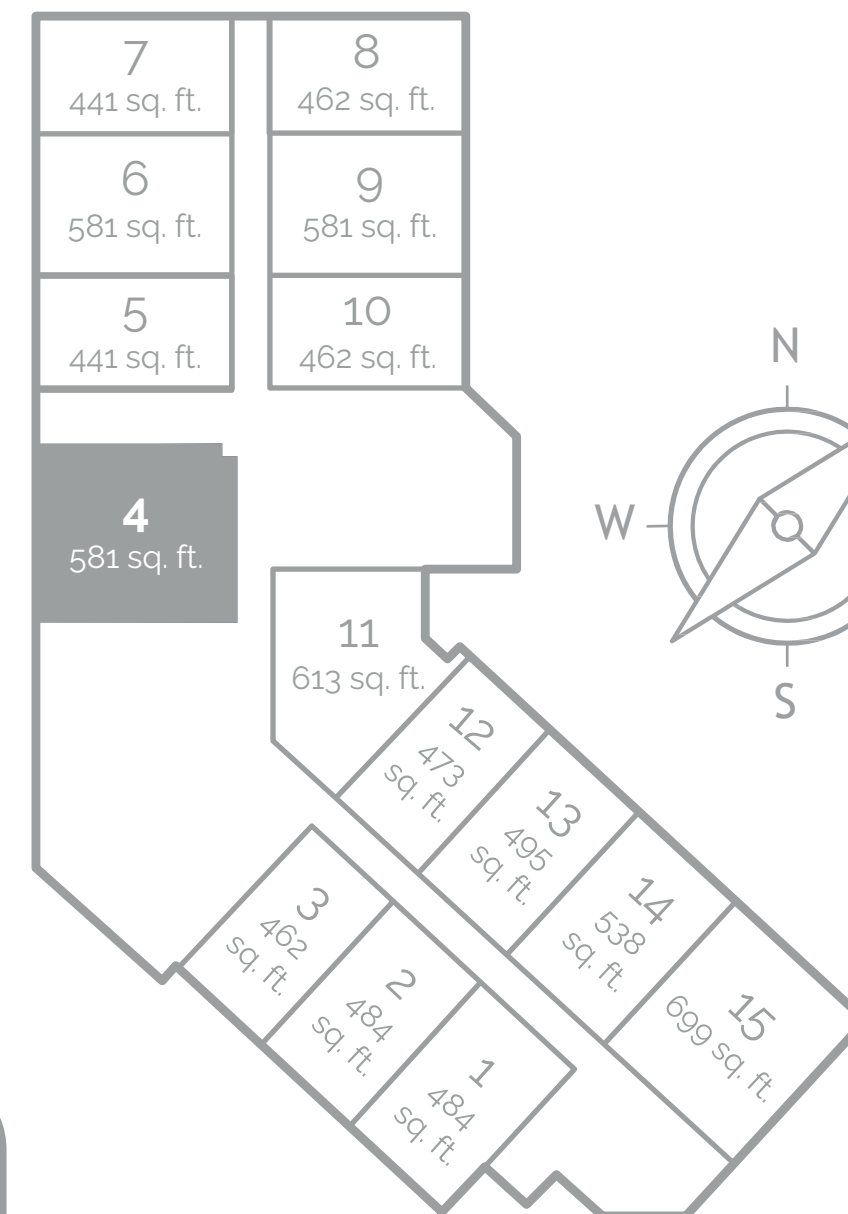
Nightstand
and desk

Other accessories included:

- Basic lighting
- Bedroom curtains
- A/C units
- Equipped kitchen

Projection
towards Plaza
The Corner

Projection towards
Town Center



Projection towards
the Malecón

CONDO SUITE 6

INDEPENDENT LIVING



FURNITURE INCLUDED:



Dining table
with 4 seats



Coffee table



Armchair



3 seat sofa



Queen bed



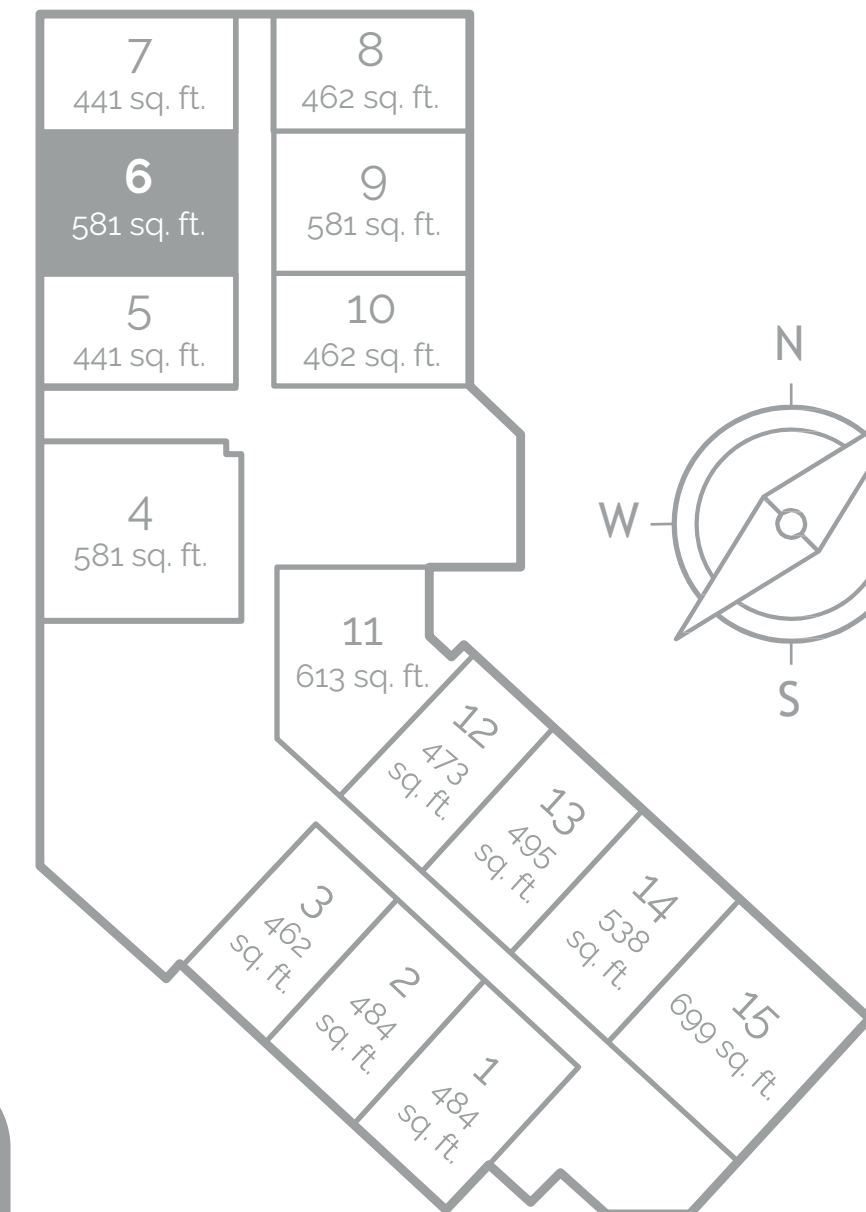
Nightstand
and desk

Other accessories included:

- Basic lighting
- Bedroom curtains
- A/C units
- Equipped kitchen

Projection
towards Plaza
The Corner

Projection towards
Town Center



Projection towards
the Malecón

CONDO SUITE 9

INDEPENDENT LIVING



FURNITURE INCLUDED:



Dining table
with 4 seats



Coffee table



Armchair



3 seat sofa



Queen bed



Nightstand
and desk

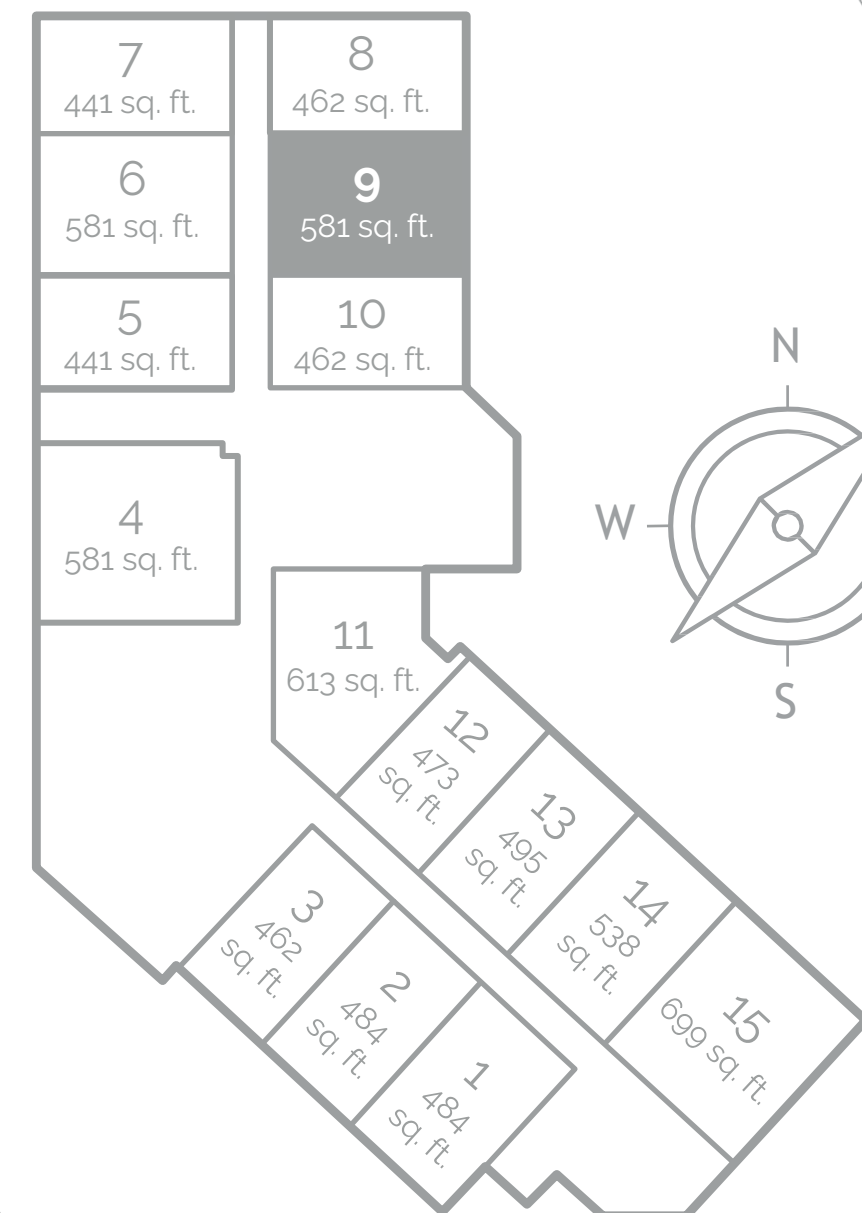
Other accessories included:

- Basic lighting
- Bedroom curtains
- A/C units
- Equipped kitchen

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Projection
towards Plaza
The Corner

Projection towards
Town Center



Projection towards
the Malecón

CONDO SUITE 11

INDEPENDENT LIVING



FURNITURE INCLUDED:



Dining table
with 4 seats



Coffee table



Armchair



3 seat sofa



Queen bed



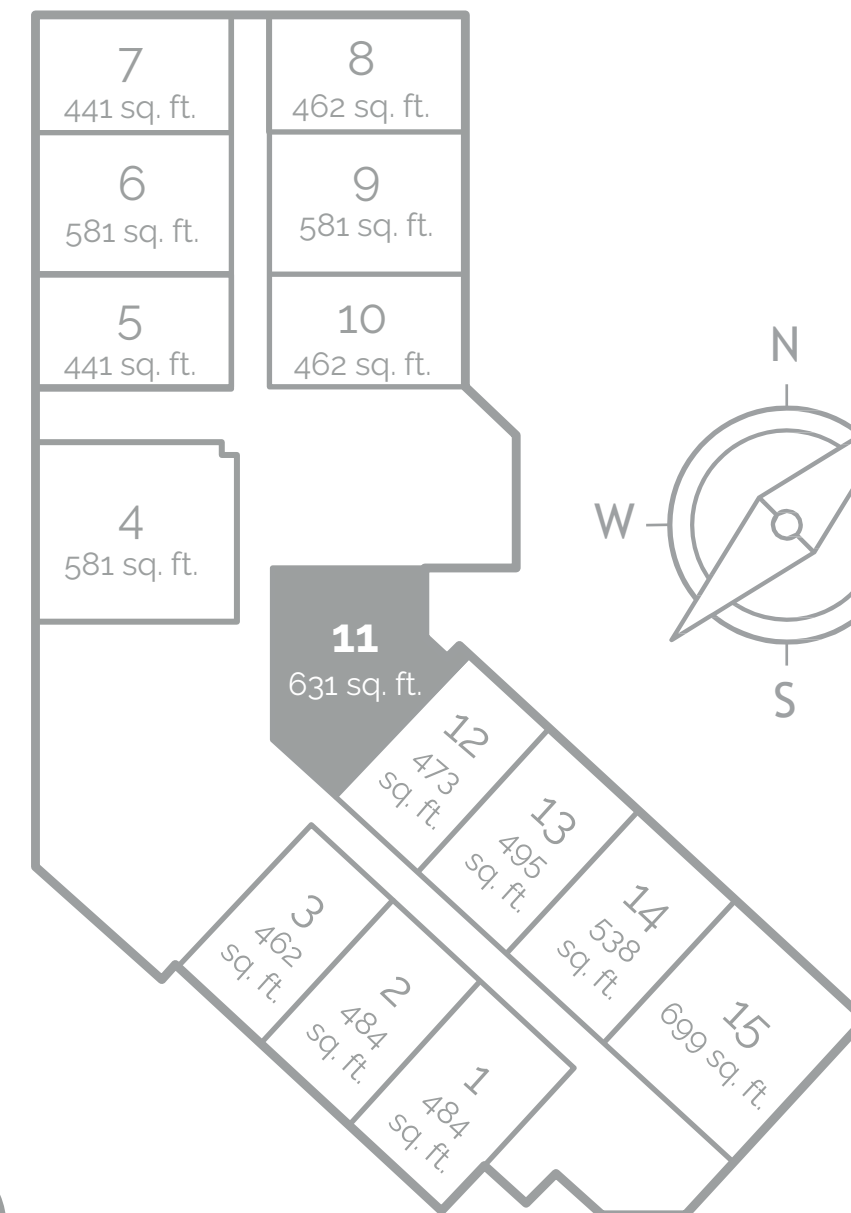
Nightstand
and desk

Other accessories included:

- Basic lighting
- Bedroom curtains
- A/C units
- Equipped kitchen

Proyection
towards Plaza
The Corner

Proyection towards
Town Center



Proyection towards
the Malecón

CONDO SUITE 15

INDEPENDENT LIVING



FURNITURE INCLUDED:



Dining table
with 4 seats



Coffee table



Armchair



3 seat sofa



Queen bed



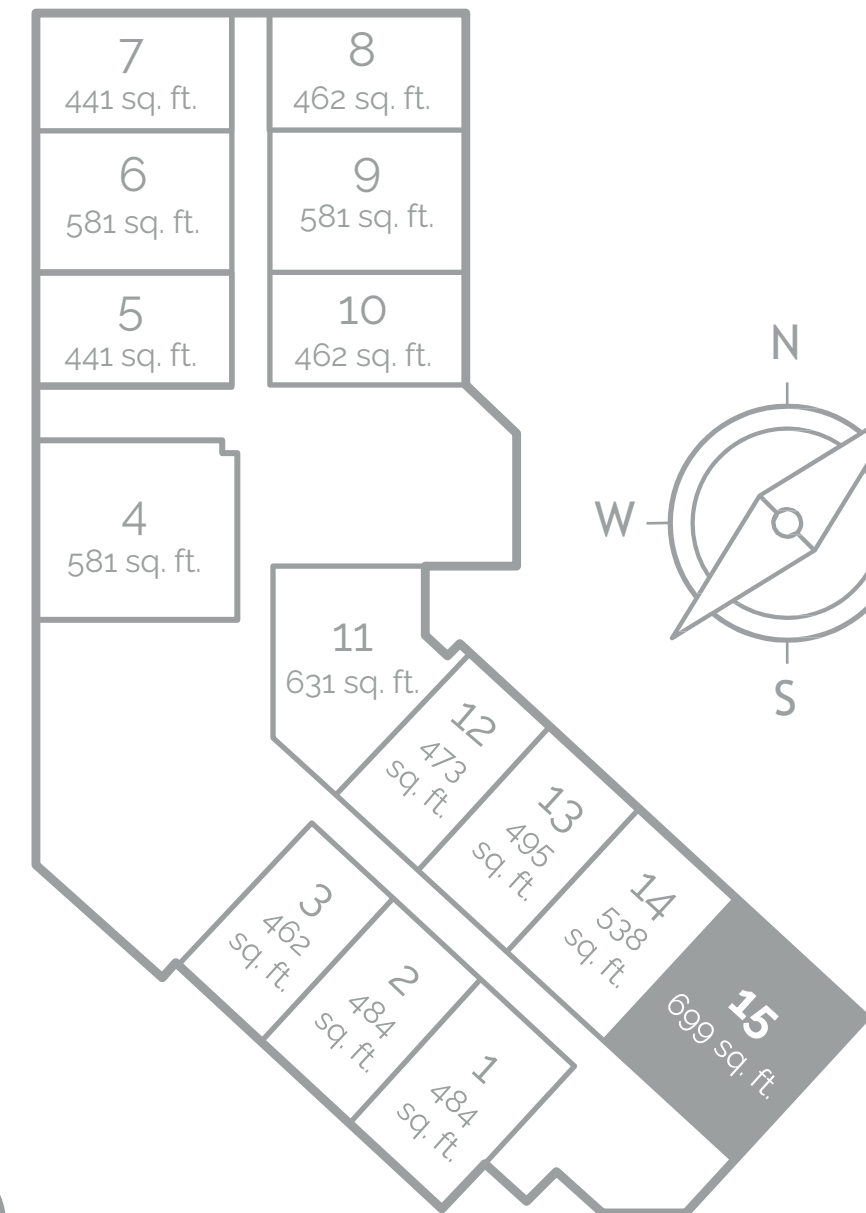
Nightstand
and desk

Other accessories included:

- Basic lighting
- Bedroom curtains
- A/C units
- Equipped kitchen

Proyection
towards Plaza
The Corner

Proyection towards
Town Center



Proyection towards
the Malecón

LEVELS 1200-4200

- From 570 sq. ft. to 699 sq. ft.
- 12 condo suites per level
- Laundry rooms every 3 levels

Projection towards
Plaza The
Corner

Projection towards
Town Center



Projection towards
the Malecón

CONDO SUITE 624 SQ. FT.

STANDARD PLAN



INCLUDED FURNITURE

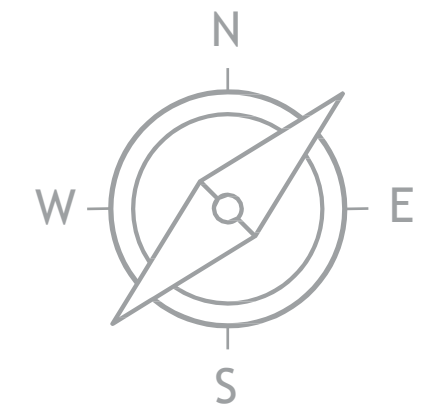
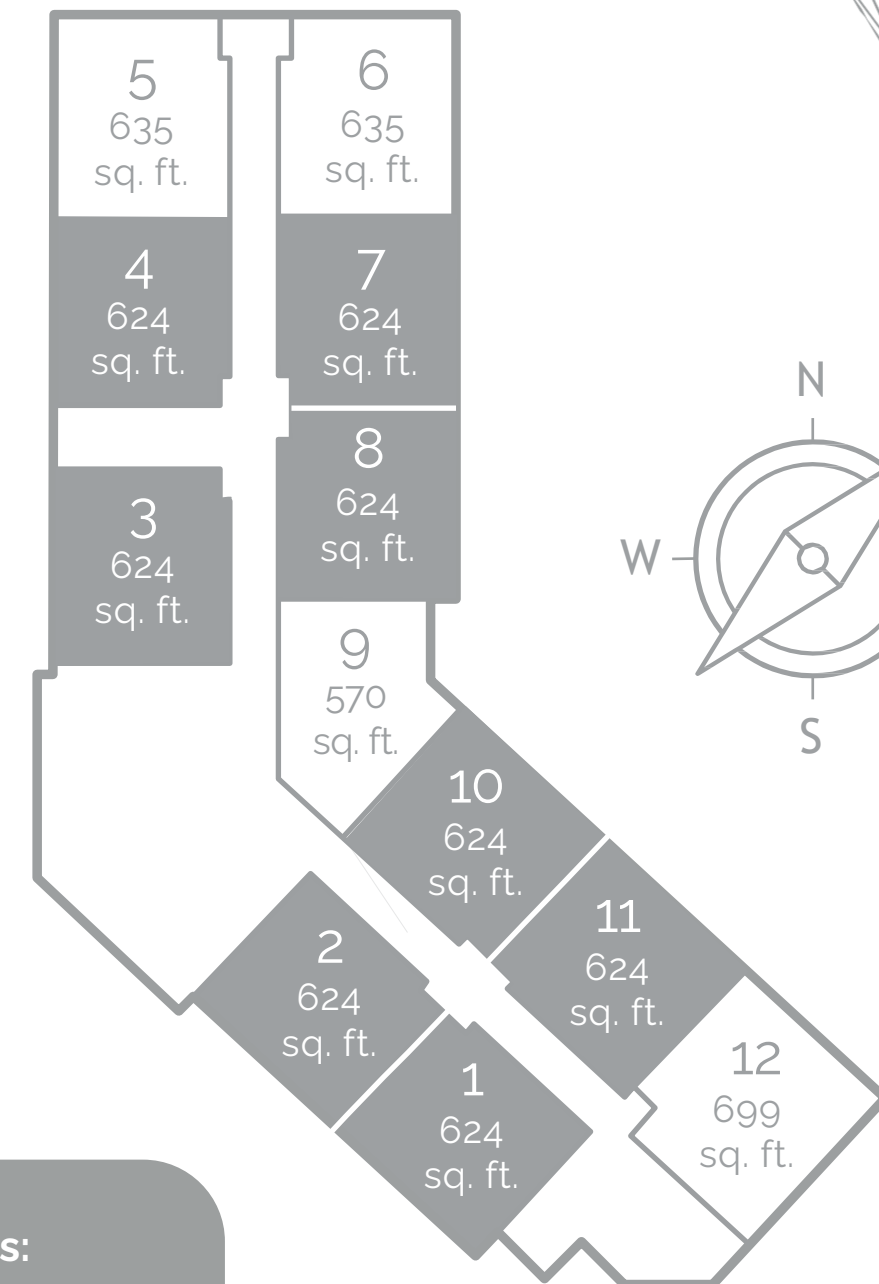


Other included items:

- Basic lighting
- Bedroom curtains
- A/C units
- Equipped kitchen

Projection
towards
Plaza The
Corner

Projection towards
Town Center



Projection towards
the Malecón

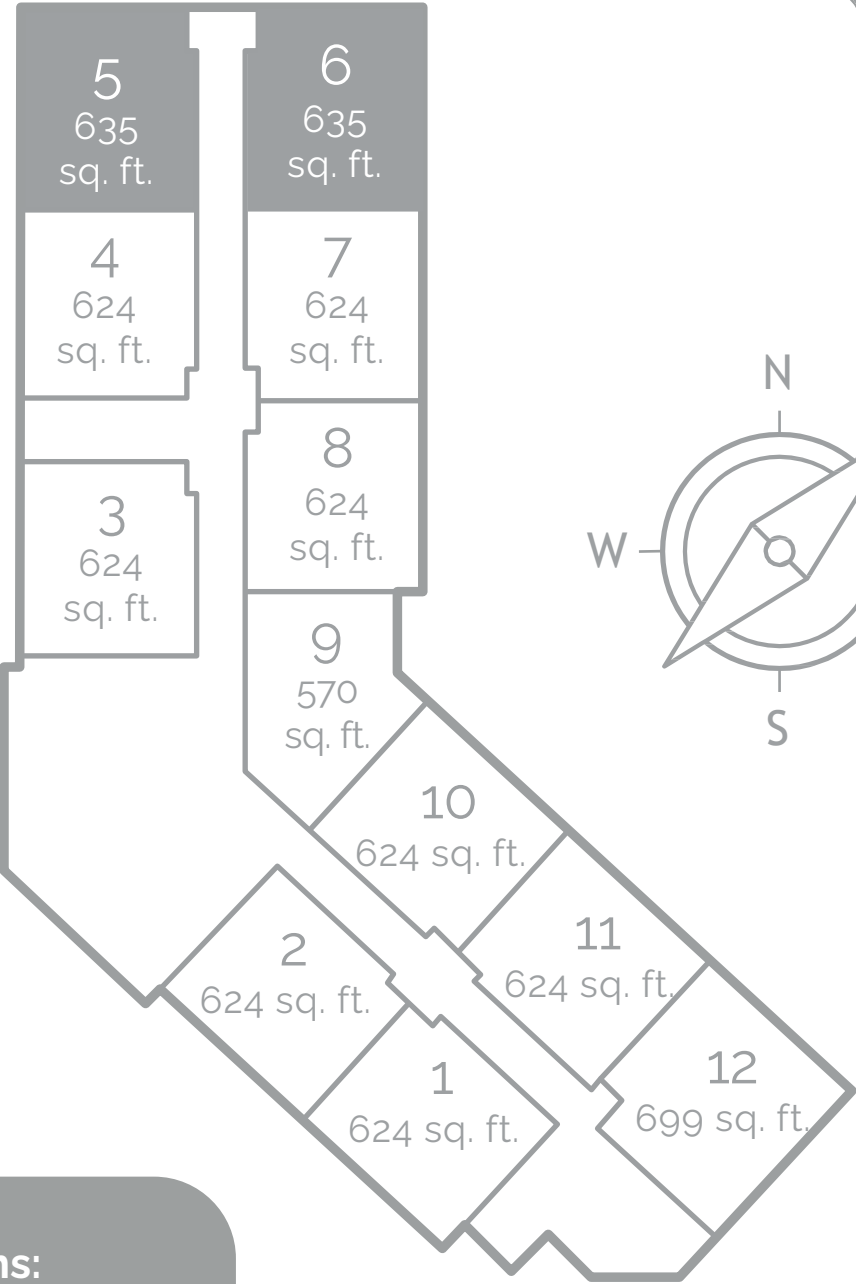
CONDO SUITE 635 SQ. FT.

STANDARD PLAN



Projection towards
Town Center

Projection
towards
Plaza The
Corner



Projection towards
the Malecón

INCLUDED FURNITURE

-  Dining table with 4 seats
-  TV console
-  Armchair
-  Queen sized bed
-  3 seat sofa
-  Coffee table
-  Nightstand and desk

Other included ítems:

- Basic lighting
- Bedroom curtains
- A/C units
- Equipped kitchen

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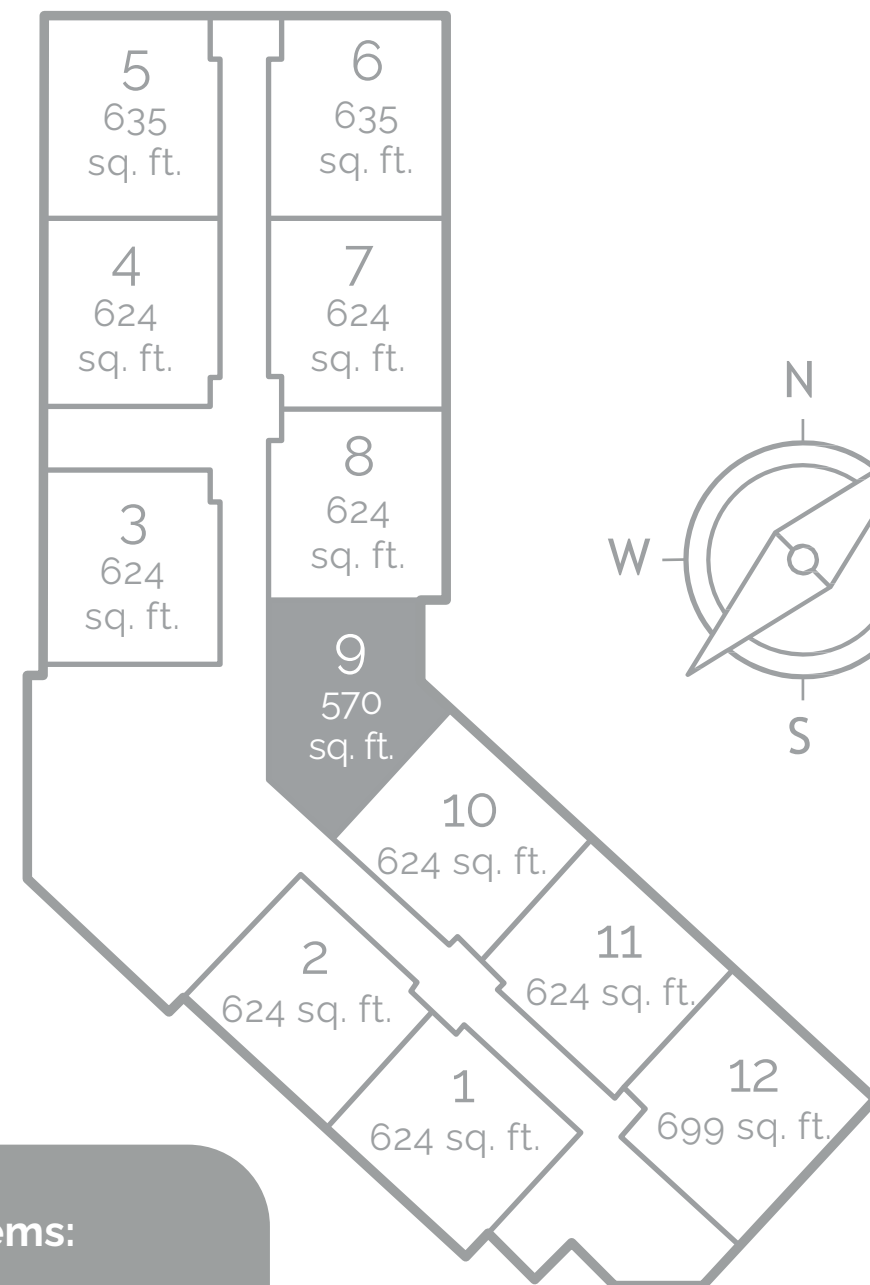
CONDO SUITE 570 SQ. FT.

STANDARD PLAN



Projection towards
Town Center

Projection
towards
Plaza The
Corner



Projection towards
the Malecón

INCLUDED FURNITURE



Dining table
with 4 seats



TV console



Armchair



Queen
sized bed



3 seat sofa



Coffee
table



Nightstand
and desk

Other included items:

- Basic lighting
- Bedroom curtains
- A/C units
- Equipped kitchen

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CONDO SUITE 699 SQ. FT.

STANDARD PLAN

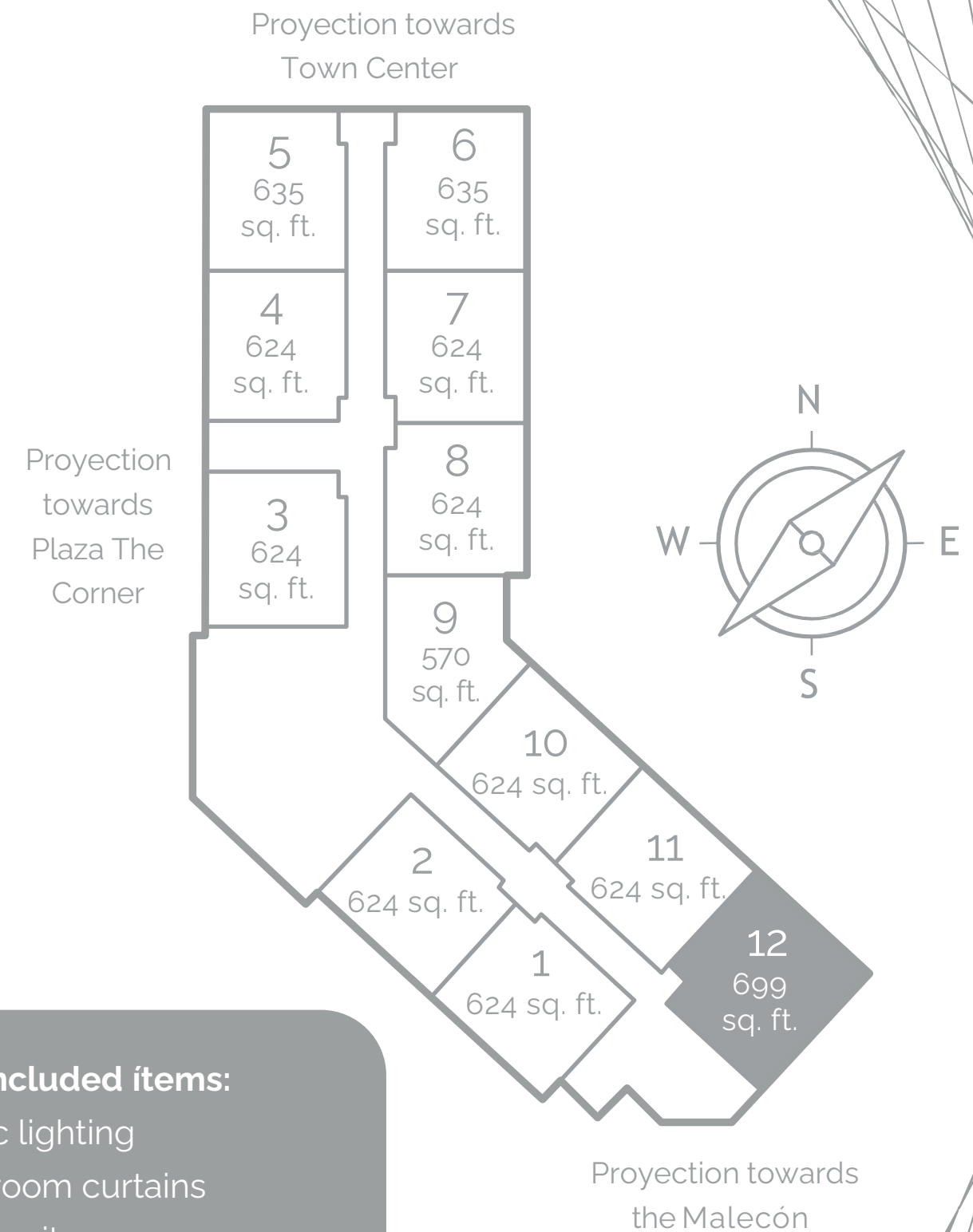


INCLUDED FURNITURE

- | | | | |
|--|--|---|---|
|  Dining table with 4 seats |  TV console |  Armchair |  Queen sized bed |
|  3 seat sofa |  Coffee table |  Nightstand and desk | |

Other included items:

- Basic lighting
- Bedroom curtains
- A/C units
- Equipped kitchen





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SKY LEVEL



SKY BAR & POOL

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OASIS LEVEL



ATHLETIC CLUB

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OASIS LEVEL



WELLNESS CENTER

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PH ADMINISTRATION



 by Empresas Bern offers both property owners and guests specialized management of projects and Condo Suites® units. Through the mobile app, they can acquire multiple services and access a dynamic calendar of cultural and social events to promote a community lifestyle.

The offer includes:

- Mobile app
- Wi-Fi in common areas.
- Community manager.
- Weekly events.
- Community focused common areas.
- Regulation and standardizing of minimum rates.
- Payment management.
- Electrical plant service.
- 24/7 security.
- Maintenance for the building's common areas.

UNIT ADMINISTRATION

(OPTIONAL SERVICE)



OWNER
12% FROM THE LEASE: • Cleaning after every stay (up to 1 time per week) • Sheets, towels, paper and soap after every stay (up to 1 time per week) • Personalized customer service • Welcoming amenities • Monthly reports • Regulation and overseeing of the entrance/exiting of the property • Monthly hotel tax recolection and management. • Periodical inspections • Management for the payment of insurance, services and others. MONTHLY USD 250.00 (Approx. Rate per unit) • Unit merchandising in digital platforms.

TENANT
RATE PER NIGHT: • Cleaning, sheets, soap and toilet paper (weekly) • Common areas and community-based projects. • Community manager, housekeeping and concierge on disposal. • Access to every event through  mobile app. • Drinks (infused water, coffee and tea) available daily in the common areas.



RENTAL ADMINISTRATION



RENTAL POOL	PAYMENTS (EST.)	RIGHT OF USAGE
A booking service will be administered that will allow the leasing of the units as tourist lodgings through a “pool”, that will allow a balance between rentability and use of the owners, assuring a fair treatment for all the owners that will conform the “pool”.	• USD 2,000.00: Estimated cost for the initial equipment. • USD 500.00: Annual payment for general utensils, sheets and towels . Including • USD 1,000.00: Annual deposit for repairs and basic maintenance, with the remaining balance carried over to the following year if not used 100%. • USD 8,000.00: payment replacement for Estimated furniture approximately every 7 years, with the possibility of monthly contributions to a fund.	• Credit equivalent to the use of approximately 3 months per year, not cumulative. • 50% during the low season and 50% during the high season (or more if availability allows).





GENERATION TOWER

- AT COSTA DEL ESTE -

📍 PH Bayfront Tower, Avenida Balboa

📍 Edificio Bandera, Casco Antiguo

📍 Plaza del Este, Costa del Este

📍 Bajo Boquete, Boquete, Chiriquí

📍 Playa Bonita

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